

COMMUNITY DEVELOPMENT PLANNING DIVISION 301 W. CHESTNUT planning@rogersar.gov (479) 621-1186

> MEETING DATE OCTOBER 6, 2020

TO: PLANNING COMMISSION

DEVELOPMENT REVIEW COMMITTEE

RE: STAFF SUMMARY REPORT

LARGE-SCALE DEVELOPMENT PLANS - MAGNOLIA FARMS DOG GROOMING

STAFF: ELIZABETH JOHNSON, PLANNER III

KRISTIFIER PAXTON, DEVELOPMENT COMPLIANCE MANAGER

REQUEST DETAILS

MEGOLOT BETAILS		
PROJECT NAME:	Magnolia Farms Dog Grooming	
ADDRESS/LOCATION:	1301 S. 43 rd Street	
PROPOSED USE:	Animal Grooming	
CURRENT ZONING:	R-O (Residential Office), PUD	
CGM GROWTH DESIGNATION:	Commerce Corridor	
APPLICANT/REPRESENTATIVE:	E: Crafton Tull – Daniel Ellis	
PROJECT OWNER/DEVELOPER:	HCH Consulting	
PROPERTY OWNER: HCH Consulting		
NATURE OF REQUEST:	Approval of Large-Scale Development Plans	
AUTHORITY:	Chapter 14, Article III, Rogers Code of Ordinances	

SUMMARY

This request is to allow the construction of a 8,500-SF building and paved parking lot on 3.1± acres. The proposed development plans meet all City requirements (except for requested waivers) and have been forwarded to the Planning Commission for approval per Sec. 14-230(b). See STAFF REVIEW for additional findings.

Community Development recommends approval of this request subject to the following actions:

1. Consider <u>VARIANCE</u> from Sec. 14-256(14)(b) from the requirement to provide a narrow tree lawn or tree island every 15 parking spaces.

STAFF REVIEW

ENGINEERING REVIEW

1. ACCESS MANAGEMENT:

The applicant's proposal meets access management requirements.

2. STORMWATER MANAGEMENT:

The porous landscape adjacent to Osage/Turtle Creek meets detention and water quality requirements per the approved Drainage Report for the Farms Commercial Subdivision on December 17, 2006.

3. WATER QUALITY:

The porous landscape adjacent to Osage/Turtle Creek meets detention and water quality requirements per the approved Drainage Report for the Farms Commercial Subdivision on December 17, 2006.

4. FLOODPLAIN MANAGEMENT:

The property lies in Flood Zone X and Flood Zone AE and is inside the 100-year flood plain as shown on FEMA Flood Insurance Rate Map 05007C0260K, effective June 5, 2012. The southern area of this lot lies in the floodplain. After construction, a LOMR-F will be filed on the lot shown in the floodplain.

5. MASTER STREET PLAN IMPROVEMENTS:

a) Street Pavement and Condition:

S 43rd St pavement is in good physical condition. The right-of-way is not in substandard conditions.

b) <u>Connectivity Standards</u>:

Connectivity standards are not applicable on this site.

c) Streetscape:

i) Right-of-Way:

1) S 43rd Street is a 50-ft wide right-of-way Minor Street.

ii) Sidewalks & Sidepaths:

The sidewalk is existing at this location and appears to meet City of Rogers' standards.

d) Trails:

No trail is proposed nor required.

e) Streetlights:

Existing street lights are located on the opposite side of S 43rd Street and not required for this project. Minor streets only have lighting on one side.

f) Street Trees:

The proposed project meets street tree requirements.

6. <u>RECOMMENDATIONS:</u>

a) Approve

PLANNING REVIEW

1. LAND USE:

a) Use Definition:

"Animal Grooming" is defined as "establishments that provide bathing and trimming services for animals on a commercial basis. Animal Grooming may also include the boarding of domestic animals for no more than forty-eight (48) hours," (Sec. 14-695(b)(3)(c)).

b) Zoning Compliance:

The proposed project is in compliance with R-O zoning regulations. CUP #20-19 allows the proposed use at this location.

c) CGM Compliance:

The proposed project aligns with the purpose, character, and goals of the Commerce Corridor Growth Designation.

2. DEVELOPMENT STANDARDS:

The proposed development plans conform to all development standards required by Sec. 14-706 and Article III with the exception of any requested waivers and/or variances.

a) **Building Disposition**:

All setback and height requirements have been met.

b) Building Design:

N/A

c) Parking & Loading:

All vehicle and bicycle parking requirements have been met.

d) Screening & Transitions:

All screening requirements have been met.

e) Landscaping:

The applicant requests a <u>VARIANCE</u> from Sec. 14-256(14)(b) from the requirement to provide a narrow tree lawn or tree island every 15 parking spaces. All other landscaping requirements have been met.

3. RECOMMENDATIONS:

- a) Approve Large-Scale Development Plans subject to the following actions:
 - i. Consider <u>VARIANCE</u> from Sec. 14-256(14)(b) from the requirement to provide a narrow tree lawn or tree island every 15 parking spaces. The applicant states that this variance is necessary because the location of a fire hydrant and crosswalk do not allow for it.

OTHER REVIEWS

The proposed development plans have been reviewed by the City of Rogers Risk Reduction Division and Rogers Water Utilities (see Tab 2 for RWU conditional approval letter). All projects are made available for review by franchise utilities, Benton County 911 Administration, and other affected agencies per Sec. 14-227.

DIRECTOR'S COMMENTS

1. Agree with recommendations.

JOHN C. McCURDY, Director Community Development

SUGGESTED MOTIONS

1. IF APPROVING:

Move to approve the request as presented.

2. IF APPROVING SUBJECT TO OTHER ACTIONS:

Move to approve the request subject to [conditions, contingencies, waivers/variances].

3. IF DENYING:

Move to deny the request as presented.

4. IF TABLING:

Move to table the request [indefinite or date certain].

TABS

- 1. Vicinity maps (aerial, zoning, CGM)
- 2. RWU conditional approval letter
- 3. Waiver and/or variance request letter
- 4. Large-Scale Development Plans (cover, site, utility, landscape)

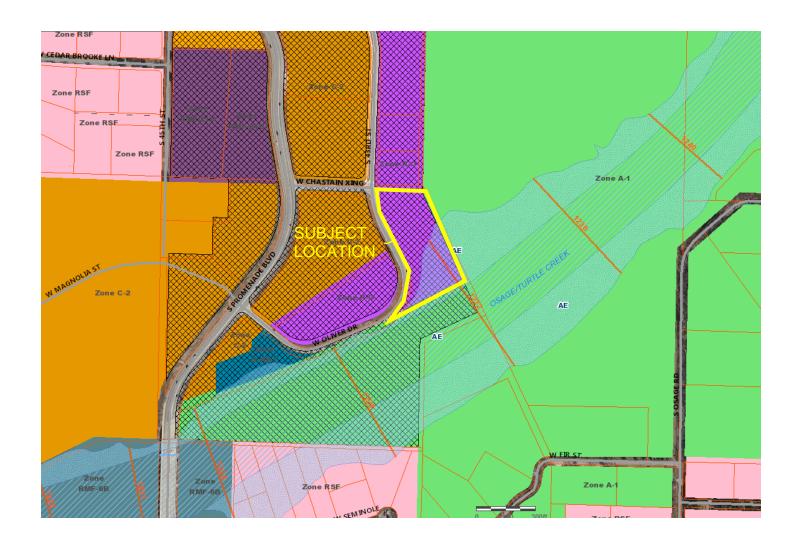
TAB 1AERIAL VICINITY MAP



CGM VICINITY MAP



ZONING VICINITY MAP







July 13, 2020

City of Rogers
Department of Community Development
301 W. Chestnut Street
Rogers, AR 72756

Re: Magnolia Dog Grooming Facility

CTA #20101300

Staff,

This project will be a commercial operation to provide additional pet services in the area in conjunction with the Veterinarian Clinic to the north. Dog Grooming and Bathing will be the focus with several grooming, bathing and drying stations. The second "out building" will be an accessory kennel facility to house the animals before and after services have been rendered.

We are requesting a Waiver from the City of Rogers Development Code Sec 14-256(14)(b) requiring a narrow tree lawn or tree island every 15 spaces. Our design does not provide these required landscaped islands because the required location of a fire hydrant and a crosswalk from the trail to the entrance of the building does not allow for it. However, additional street trees have been added along the back of curb on S. 43rd St. and additional trees have been added along the perimeter of the parking area. We believe these trees provide the shade intended to be provided with a narrow tree lawn or tree island.

Please accept our application and waiver request with this submittal, and we look forward to your review and comments. Should you have any questions, please let us know.

Thank you,

Barry R. Williams, ASLA

Project Manager



July 30, 2020

Mr. Daniel Ellis, PE Crafton Tull-Civil 901 North 47th Street, Suite 200 Rogers, AR 72756

Re: Conditional Approval of Civil Plans Magnolia Farms Dog Grooming

Dear Mr. Ellis:

We have reviewed the plans that were received for the referenced project and are approving them with the following conditions:

- 1. There is a street light that is shown less than the required minimum of 5' horizontal separation from the proposed water main. Note the 5' separation on the plans.
- 2. Show the existing sanitary sewer main crossing on the Water Line 1 profile.
- 3. The following must be submitted prior to scheduling a pre-construction meeting:
 - A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.
 - B. One copy of the revised plans for review.
 - C. Written approval from the Arkansas Department of Health.
 - D. Fire suppression plans approved by the Utility if applicable.
 - E. Architectural and plumbing plans submitted for commercial customers.
 - F. A signed copy of the enclosed Special Contract for Facilities Extensions. Please note and bring to the attention of your client that access fees and impact fees are defined in the contract and must be delivered to the Utility before water service will be established.
 - G. A copy of the executed contract between the developer or general contractor and the utility contractor.
 - H. Performance and payment bonds executed by the utility contractor.

I. Two full-sized copies and two half-sized copies of the approved plans submitted at the pre-construction meeting.

Approval of this project is void if construction is not started within one year of the date affixed hereto.

Sincerely,

Stephen T. Ponder, PE

SP:DG

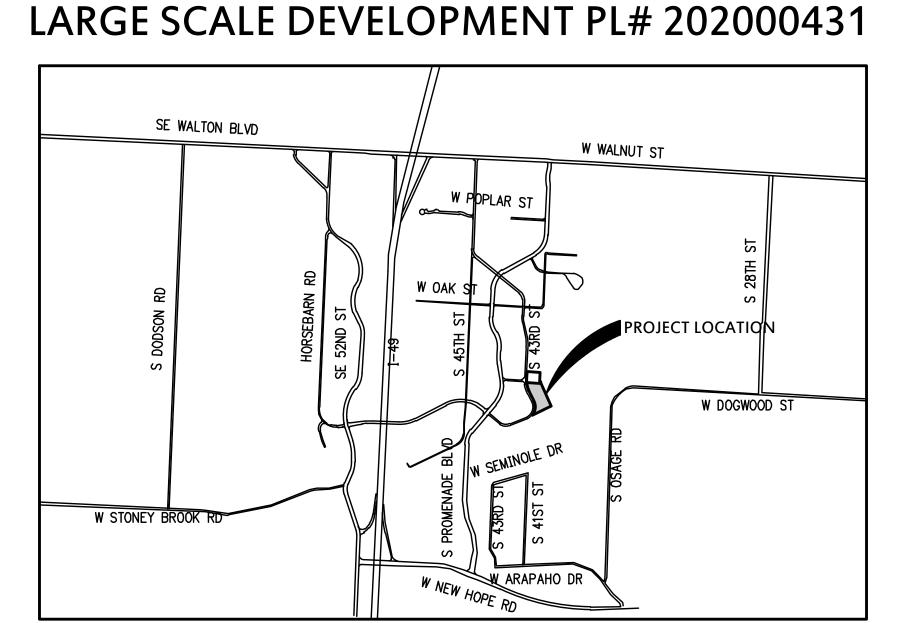
Attachment(s): Special Contract for Facilities Extension

MAGNOLIA FARMS DOG GROOMING

LEGEND (EXISTING SYMBOLS)

	<u>SYMBOLS</u>	<u>LINEWORK</u>	
)	FOUND IRON PIN	EASEMENT	
(LIGHT POLE		=======
	POWER POLE	CURB	4000
J ¬	TELEPHONE PEDESTAL TV PEDESTAL	INTERMEDIATE CONTOUR	—1206—— — —
) 7	MANHOLE		1205
)	SANITARY SEWER CLEANOUT	INDEX CONTOUR	
7	GAS METER	SANITARY SEWER LINE	
\triangleleft	GAS VALVE	GAS LINE G G	G _
	STORM SEWER PIPE	W	W
	DOWN GUY	WATER LINE (SPECIFY SIZE & TYPE)	
\triangleleft	WATER VALVE	UNDERGROUND TELEPHONE	-UGT ————
)—	FIRE HYDRANT ASSEMBLY	——————————————————————————————————————	
≲ :	AIR RELEASE VALVE	UNDERGROUND ELECTRIC	
<u>ን</u>	FIRE DEPARTMENT CONNECTION WATER METER	OVERHEAD ELECTRIC	
<i>)</i>	SPRINKLER HEAD	UGTV	IIGTV
]	ELECTRIC PEDESTAL	UNDERGROUND TELEVISION	
		OVERHEAD TELEVISION	— — OHTV —
i i	GRATED INLET	OVERHEAD TELEVISION	
. 		CHAIN LINK FENCE	
	DROP INLET	WOOD FENCE	//
		xx	X
J.	TDEC	BARBED WIRE FENCE	_
ال گ	TREE	FIBER OPTIC	—— FO ——
1		PICHT OF WAY	

1301 S. 43RD ST ROGERS, ARKANSAS





(UTILITY CONTACTS

WATER & SANITARY SEWER ROGERS WATER UTILITIES 601 S. 2ND ST. ROGERS, AR 72756 PHONE: (479)621-1142

Arkansas One Call

Know what's **below**.

Call before you dig.

PROJECT INFORMATION

BUILDING SETBACK: ZONING R-0 SIDE (INTERIOR) SIDE EXTERIOR REAR ANIMAL BOARDING AND GROOMING

1240.00 1240.00 28'2" 28' 2"

NEW BUILDING (BLDG 2) NEW BUILDING (BLDG 1) NEW TOTAL

NEW BUILDING (BLDG 1) NEW BUILDING (BLDG 2)

3.1± ACRES (135,036 SQ FT) 1.84± ACRES (80,150 SQ FT) 0.73± ACRES (31,799 SQ FT) (39.67%) 76.45% 50% MAXIMUM OF SITE = 40,075 SQ FT

8,500 TOTAL SQ FT/80,150 = 10.6%30% MINIMUM OF SITE = 24,045 SQ | 31,799 SQ FT/80,150 = 39.7%

V-B

4300 WEST OAK STREET ROGERS, AR 72758 479-640-6392 SITE ENGINEER:

PROPERTY DESCRIPTION

SURVEY DESCRIPTION:

Sheet List Table

SHEET TITLE

COVER SHEET

PROJECT CONTROL SHEET

DEMOLITION PLAN

OVERALL SITE PLAN

SITE PLAN

GRADING PLAN

ENLARGED GRADING PLAN

UTILITY PLAN

EROSION CONTROL PHASE

EROSION CONTROL PHASE II

WATERLINE 1 P&P (C)

ROGERS MUNICIPAL DETAILS

EROSION CONTROL DETAILS 1 OF 3

EROSION CONTROL DETAILS 2 OF 3

EROSION CONTROL DETAILS 3 OF 3

SITE DETAILS SHT. 1

SITE DETAILS SHT. 2

SITE DETAILS SHT. 3

RWU SEWER DETAILS

RWU WATER DETAILS

RWU WATER DETAILS

TREE PRESERVATION PLAN

PLANTING PLAN

PLANTING DETAILS

PHOTOMETRIC PLAN

SHEET

NUMBER C-001

C - 002

C - 003

C - 101

C-102

C - 103

C-104

C-105

C-107

C-108

C - 201

C-503

C - 504

C - 505

C-506

C - 507

WD-2

L-100

L-101

LI-501

PH-001

LOT 10A-1

PART OF LOT 10A OF SURVEY PLAT L201934983

COMMENCING AT THE SOUTHEAST CORNER OF LOT 10A OF SURVEY PLAT L201934983; THENCE NORTH 23°46'50" WEST A DISTANCE OF 197.16 FEET TO THE POINT OF BEGINNING: THENCE SOUTH 63°35'52" WEST A DISTANCE OF 248.15 FEET: THENCE ALONG A CURVE TO THE LEFT (C1) A DISTANCE OF 30.13 FEET, SAID CURVE HAVING A RADIUS OF 250.00 FEET AND A LONG CHORD OF NORTH 23°11'33" WEST A DISTANCE OF 30.11 FEET: THENCE NORTH 26°38'41" EAST A DISTANCE OF 170.66 FEET: THENCE ALONG A CURVE TO THE RIGHT (C2) A DISTANCE OF 178.39 FEET. SAID CURVE HAVING A RADIUS OF 500.00 FEET AND A LONG CHORD OF NORTH 16°25'26" WEST A DISTANCE OF 177.45 FEET: THENCE SOUTH 86°46'30" EAST A DISTANCE OF 261.95 FEET; THENCE SOUTH 23°46'50" WEST A DISTANCE OF 246.25 FEET TO THE <u>POINT OF BEGINNING</u>. CONTAINING 1.82 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

LOT 10A-2

PART OF LOT 10A OF SURVEY PLAT L201934983

BEGINNING AT THE SOUTHEAST CORNER OF LOT 10A OF SURVEY PLAT L201934983; THENCE SOUTH 64°12'28" WEST A DISTANCE OF 372.50 FEET; THENCE ALONG A CURVE TO THE LEFT (C3) A DISTANCE OF 244.17 FEET, SAID CURVE HAVING A RADIUS OF 250.00 FEET AND A LONG CHORD OF NORTH 08°14'21" EAST A DISTANCE OF 234.58 FEET; THENCE NORTH 63°35'52" EAST A DISTANCE OF 248.15 FEET; THENCE SOUTH 23°46'50" EAST A DISTANCE OF 197.16 FEET TO THE POINT OF BEGINNING, CONTAINING 1.29 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS OF RECORD OR FACT

A PORTION OF THIS PROPERTY IS IN FLOOD ZONE "AE". AND IS INSIDE THE 100-YEAR FLOOD PLAIN AND A PORTION OF THIS SITE IS IN THE REGULATORY FLOODWAY AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0260K, EFFECTIVE DATE JUNE 05, 2012.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

SITE STABILIZATION AND CERTIFICATION

CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED

🥰 LEGEND (CONSTRUCT

PROPERTY LINE

ROAD CENTERLINE

ROAD CENTERLINE

SYMBOLS SET IRON PIN LIGHT POLE POWER POLE

TELEPHONE PEDESTAL TV PEDESTAL MANHOLE

TREE TO BE REMOVED

SANITARY SEWER CLEANOUT GAS METER GAS VALVE STORM SEWER PIPE STRUCTURE NUMBER WATER VALVE

(X-X)FIRE HYDRANT ASSEMBLY AIR RELEASE VALVE FIRE DEPARTMENT CONNECTION

WATER METER BACK FLOW PREVENTER REDUCER RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN



CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)

LINEWORK EASEMENT INTERMEDIATE CONTOUR INDEX CONTOUR SANITARY SEWER LINE GAS LINE WATER LINE UNDERGROUND TELEPHONE _____UGE __ UNDERGROUND ELECTRIC — OHE — OVERHEAD ELECTRIC FIBER OPTIC UNDERGROUND TELEVISION OVERHEAD TELEVISION CHAIN LINK FENCE WOOD FENCE BARBED WIRE FENCE BUILDING SET BACK RIGHT OF WAY

COVER SHEET; GENERAL NOTES

THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S

SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE. THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES. IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.

CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING

CONTRACTOR SHALL CONTACT THE ENGINEER/ARCHITECT FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING. AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.

ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS. BEYOND THAT SCOPE. CRAFTON TULL & ASSOCIATES. INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE. CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.

ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE. A CONTRACTOR'S LICENSE IS REQUIRED FOR PROJECTS EXCEEDING \$20,000.

10. AN EASEMENT PLAT IS REQUIRED BEFORE CERTIFICATE OF OCCUPANCY.

11. EASEMENT PLAT REQUIRED FOR CERTIFICATE OF OCCUPANCY. 12. ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING. 13. IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE, IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENT UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.

14. STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS. INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND APPROVED LIMITS IS PROHIBITED.



BUILDING USAGE: FINISHED FLOOR ELEV.: NEW BUILDING (BLDG 1) NEW BUILDING (BLDG 2)

BUILDING HEIGHTS: NEW BUILDING (BLDG 1) NEW BUILDING (BLDG 2) BUILDING SIZE: 7,099.60 SQ FT 1,399.65 SQ FT 8500 SQ FT

BUILDING TYPE: OVERALL SITE AREA: SITE AREA:

IMPERVIOUS AREA: GREENSPACE PERCENTAGE: BUILDING COVERAGE: REQUIRED PROVIDED

OPEN SPACE: REQUIRED PROVIDED

ARCHITECT:

SITE OWNER/DEVELOPER:

HUNTER@HCHCONSULTING.US CRAFTON TULL DANIEL ELLIS P.E. 901 N. 47TH ST., SUITE 400

HCH CONSULTING

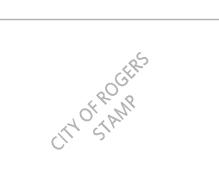
ROGERS, AR 72756

SILAS@SEGERARCH.COM

479-636-4838 DANIEL.ELLIS@CRAFTONTULL.COM SEGER ARCHITECTURE 4300 W OAKS ST ROGERS AR 72758

OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.

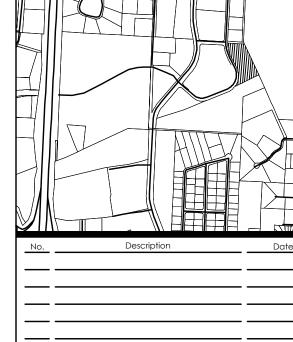




MAGNOLIA DOG GROOMING

ROGERS, ARKANSAS





This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc

PROJECT NO: 20101300 ARKANSAS $\star\star\star$ REGISTERED_ PROFESSIONAL. ISSUED FOR ENGINEER REVIEW $\star\star\star$ No. 11825

September 2, 2020 **COVER SHEET**



LEGEND (EXISTING SYMBOLS)

<u>LINEWORK</u> <u>SYMBOLS</u>

FOUND IRON PIN

☆ LIGHT POLE

RIGHT OF WAY

ROAD CENTERLINE

LEGEND (CONSTRUCT

LINEWORK <u>SYMBOLS</u>

 SET IRON PIN LIGHT POLE

CURB & GUTTER

BUILDING SET BACK

PROPERTY LINE

ROAD CENTERLINE

RIGHT OF WAY

SITE INFORMATION:

BUILDING SETBACK:

ZONING R-O

FRONT SIDE (INTERIOR) SIDE EXTERIOR

BUILDING USAGE: ANIMAL GROOMING FINISHED FLOOR ELEV.:

NEW BUILDING (BLDG 1) 1240.00 NEW BUILDING (BLDG 2)

BUILDING HEIGHTS: NEW BUILDING (BLDG 1) 28' 2" NEW BUILDING (BLDG 2) 28' 2"

BUILDING SIZE:

NEW BUILDING (BLDG 2) 7,099.60 SQ FT NEW BUILDING (BLDG 1) 1,399.65 SQ FT

NEW TOTAL 8500 SQ FT OVERALL SITE AREA: 3.1± ACRES (135,036 SQ FT) 1.84± ACRES (80,150 SQ FT) SITE AREA:

0.73± ACRES (31,799 SQ FT) (39.67%) IMPERVIOUS AREA: 76.**45%** GREENSPACE PERCENTAGE:

BUILDING COVERAGE:

50% MAXIMUM OF SITE = 40,075 SQ FT REQUIRED 8,500 TOTAL SQ FT/80,150 = 10.6% PROVIDED

OPEN SPACE: 30% MINIMUM OF SITE = 24,045 SQ FT REQUIRED

PROVIDED 31,799 SQ FT/80,150 = 39.7%1 SPACES PER EACH EMPLOYEE PLUS 1 SPACE PER EACH STATION

10 EMPLOYEES + 7 STATTIONS = 17 STALLS 1 TO 25 STALLS REQUIRES 1 ADA STALL

ONE (1) BICYCLE PARKING RACK BIKE RACKS REQUIRED: PER TWENTY (20) AUTOMOBILE PARKING STALLS

17 PARKING STALLS/20 = 1 BIKE RACK

14 STANDARD STALLS PROVIDED PARKING:

17 ALTERNATIVE STALLS

2 ADA STALLS 33 TOTAL PARKING STALLS

4 BIKE RACK (HOLDS 8 BIKES TOTAL) BIKE RACKS PROVIDED:

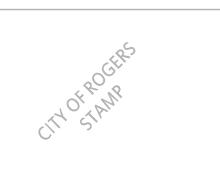
5,000 - 25,000 SQ FT = 1 LOADING SPACELOADING SPACE REQUIRED: LOADING SPACE PROVIDED:

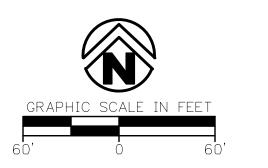
- 1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR
- REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY. 2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES
- AND OSHA STANDARDS. 3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
- 4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- 5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED. 6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- 7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
- 8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
 9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND
- 10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY
- CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
- 11. PROPERTY LINE ADJUSTMENT/TRACT COMBINATION REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY.

901 N. 47th St., Suite 200 Rogers, Arkansas 72756 **Crafton Tull** 479.636.4838 † 479.631.6224 f

CERTIFICATE OF AUTHORIZATION: CRAFTON, TULL & ASSOCIATES, INC.

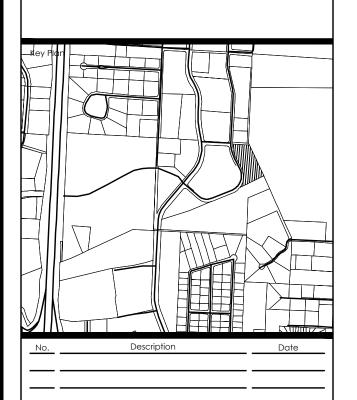
www.craftontull.com





MAGNOLIA DOG GROOMING

ROGERS, ARKANSAS



This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the

ARKANŠAS

 $\star\star\star$

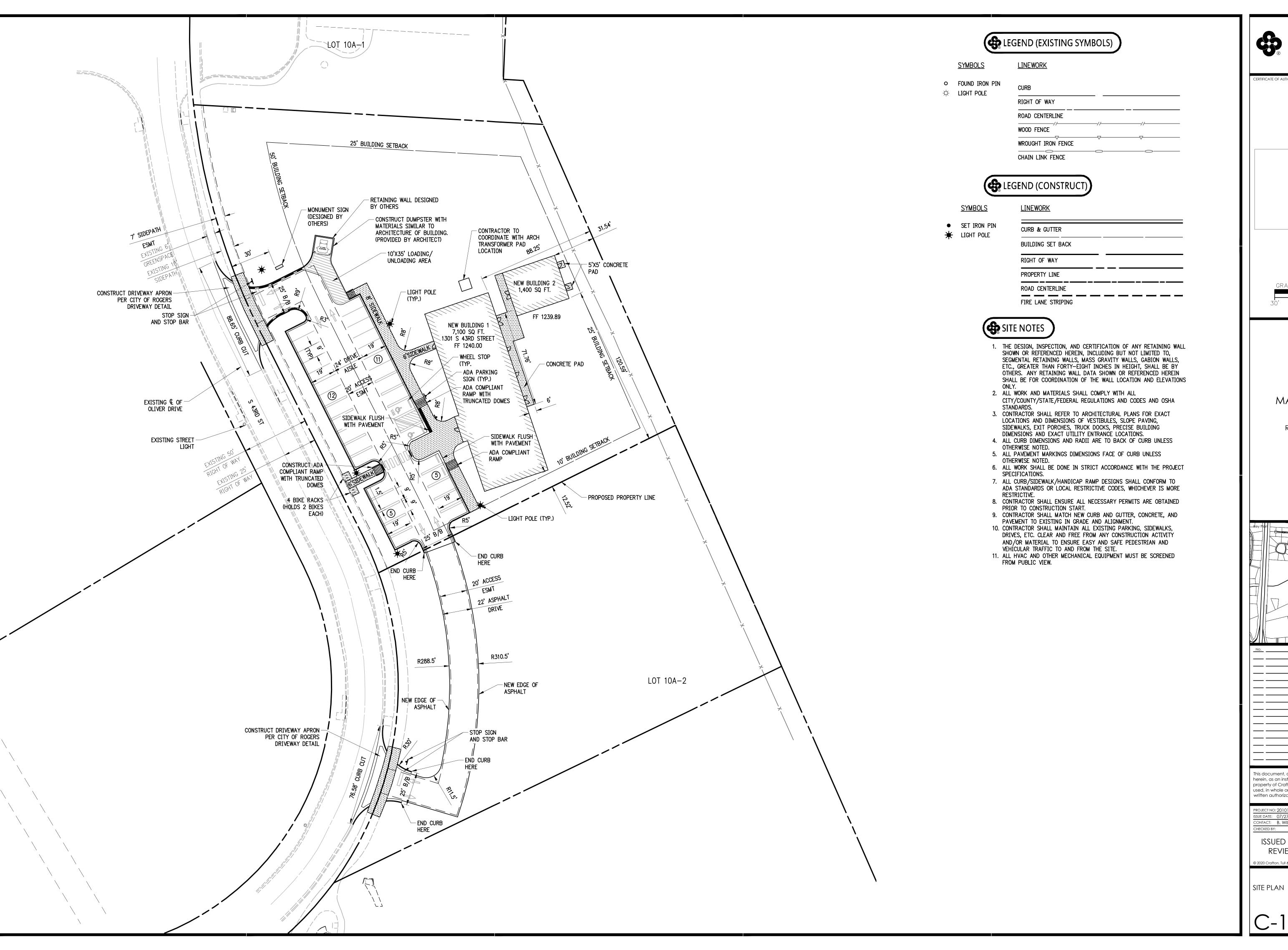
written authorization of Crafton, Tull & Associates, Inc.

REGISTERED PROFÉSSIONALLIS ISSUED FOR ÉNGINEER REVIEW $\star\star\star$

September 2, 2020

C-101

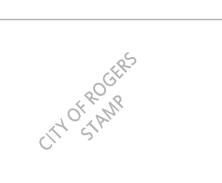
OVERALL SITE PLAN

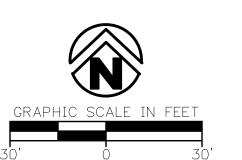


901 N. 47th St., Suite 200 Rogers, Arkansas 72756 479.636.4838 † 479.631.6224 f

CERTIFICATE OF AUTHORIZATION: CRAFTON, TULL & ASSOCIATES, INC. No. 109

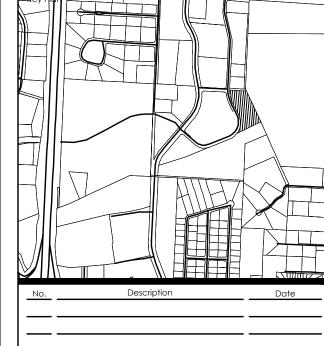
www.craftontull.com





MAGNOLIA DOG GROOMING

ROGERS, ARKANSAS



This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc

 $\star\star\star$ REGISTERED PROFESSIONALL ISSUED FOR ÉNGINEER REVIEW $\star\star\star$ No. 11825

September 2, 2020

C-102

